

FOR SALE OR LEASE

132,955± SF ANCHOR STORE

Property Highlights

- In bustling regional retail area
- Adjacent to I-86 with easy access
- Part of Arnot Mall, anchored by Burlington, JCPenney, Planet Fitness, and Regal Arnot Mall theatres
- Close to Corning, Elmira and Horseheads
- Building for lease or sale subject to a long-term land lease

Demographic	3 Miles	5 Miles	10 Miles
Population	13,299	32,673	89,823
Households	5,785	14,181	39,968
Average H.H. Income	\$105,404	\$94,040	\$87,701
Daytime Employees	10,257	18,576	42,604

Source: ESRI Business Analyst 2025

Traffic Counts

Chambers Road	15,360 AADT
I-86	27,231 AADT

Source: NYS DOT 2024



EXCLUSIVE CONTACT

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**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**3300 Chambers Road
Horseheads, New York 14845**







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AMERICAN EAGLE



AT THE PIER
ARCADE

Durlington



claire's

DAVID'S BRIDAL



Finish Line

Firestone



Fix-It Fast

FLX
PICKLEBALL
CLUB



GNC
LIVE WELL



HOT TOPIC

JCPenney

Lids

Lucky's One Stop Smoke
Shop



Modern Nails And
Beauty Spa



OLYMPIA
Sports

PIERCING
Pagoda



Pookie's Little Britches



REGAL

Rico's
PIZZA
NEW YORK STYLE



Ruby
Tuesday

SHOE DEPT.
ENCORE

Smash Therapy



Super China

T-Mobile



TALBOTS



TK Storage

Chemung County
Contact Us



Wireless City



ZALES
THE DIAMOND STORE®



ARNOT MALL
Co-Retailers